

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£185,000

FOR SALE



239 Kylemore Park, Derry/Londonderry, BT48 0RR

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT & FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING - D

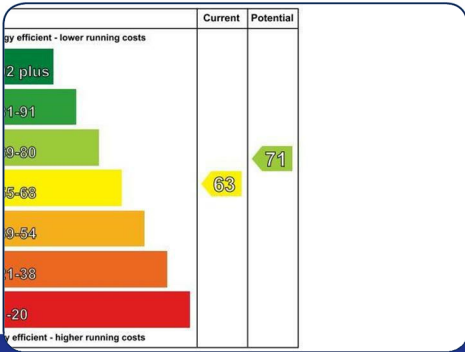
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



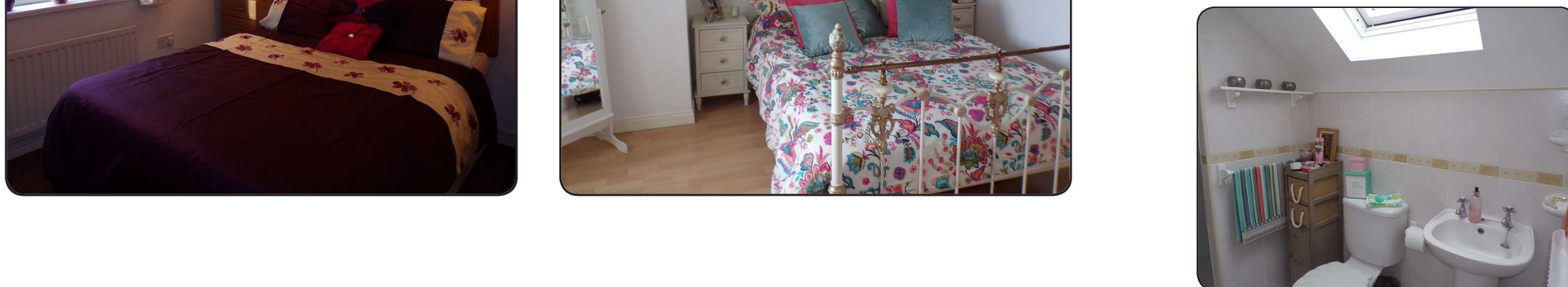
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having tiled floor, recessed lighting, hotpress, 2 storage cupboards, understairs storage.

### LOUNGE

15'8" x 11'7" (4.78m x 3.53m)

Having attractive fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

21' x 13'11" (to widest points) (6.40m x 4.24m (to widest points))

Having range of eye and low level units, tiling between units, glazed display cupboards, extractor hood, double sink unit with mixer taps, plumbed for washing machine and dishwasher, ample dining space, tiled floor.

### FAMILY ROOM

11'10" x 11'8" (3.61m x 3.56m)

Having laminated wooden floor.

### BEDROOM 4

11'10" x 11'7" (3.61m x 3.53m)

Having recessed lighting.

### BATHROOM

Comprising bath with electric shower over and shower screen, whb and wc, storage cupboard, recessed lighting, fully tiled walls and floor.

### FIRST FLOOR

#### LANDING

Having storage cupboards.

#### MASTER BEDROOM

13'8" x 10'11" (to widest points) (4.17m x 3.33m (to widest points))

Having built in cupboards and laminated wooden floor.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, fully tiled walls and floor.

#### BEDROOM 2

14'7" x 11'10" (4.45m x 3.61m)

Having walk in wardrobe, recessed lighting, laminated wooden floor.

#### BEDROOM 3

9'10" x 9'9" (3.00m x 2.97m)

Having laminated wooden floor.

### EXTERIOR FEATURES

Neat lawns to front, side and rear.

Enclosed to rear by fence and gate.

Paved patio area to rear.

Garden shed.

2 Greenhouses.

Tarmac driveway.